



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of January 23, 2010**

**DATE:** January 5, 2010

**SUBJECT:** SP #391 SITE PLAN AMENDMENT to amend conditions to extend the timing for completion of related site plan improvements and obtaining a Master Certificate of Occupancy at the Easton; located at 2121 N. Westmoreland St. (RPC #11-012-009)

**Applicant:**

Easton Partners I, LP

**By:**

Nan E. Walsh

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Boulevard, 13<sup>th</sup> Floor

Arlington, VA 22201-3359

**C.M. RECOMMENDATION:**

Approve the Site Plan Amendment request subject to the revised Condition #13 (final site development plan and landscape plan), Condition #24 (sanitary sewer main improvements), Condition #50 (lighting plan), Condition #55 (Master Certificate of Occupancy) and to all previously approved conditions (#1 through #82).

**ISSUES:** The applicant requests to keep the jobsite field office (trailer) onsite past the date of the first Certificate of Occupancy to facilitate the timely completion of the project. There are no issues with this request.

**SUMMARY:** Due to the size of the onsite staff, the applicant is unable to allocate an area within the building as contractor's field office and finding a location offsite will hinder the daily oversight needed to meet the project schedule. The existing location of the trailer allows for completion of the majority of the landscaping, sewer improvements and site lighting on the project and upon removal of the trailers prior to the Master Certificate of Occupancy those improvements can be finished in a timely manner. The trailer's location does not impact the interim usability of the building nor does it impact any required egress to and from the building or site.

County Manager: BMD/GA

Staff: Neil Thompson, Planning Division, DCPHD

PLA-5422

**5. A.**

The applicant further requests to extend their agreement to obtain a Master Certificate of Occupancy within 90 days to 120 days of issuance of any partial Certificate of Occupancy because of anticipated winter weather delays. The applicant agrees to remove the trailer prior to receipt of the Master Certificate of Occupancy.

**BACKGROUND:** The site plan is for a mixed-use development on Westmoreland Street with 214 residential units and approximately 6,490 square feet of retail. Access to the site will be off of Westmoreland Street. The approved site plan is under construction.

The site is located within the Arlington East Falls Church Civic Association boundaries. The president of the association received notice of this amendment request and upon discussion with the Project Manager, agreed that the request facilitates the timely completion of the project and stated the neighborhood's support for the proposed amendment.

**DISCUSSION:** Conditions #13, #24 and #50 pertain to the timing for completion of the landscape plan, sewer improvements and lighting plan. As the trailer occupies space where minor portions of the landscape plan, sewer improvements and lighting plan will occur, allowing the trailer to remain in place delays the completion of those improvements. Extending the time in Condition #55 from 90 to 120 days in which the developer agrees to obtain a Master Certificate of Occupancy allows for anticipated delays due to winter weather.

The irregular shaped area in question around the trailer represents less than 3% of the site area and is located at the northeast corner of the site. The balance of the site plan improvement will be completed in anticipation of the trailer's removal, and upon removal the site plan improvements can be completed within a matter of days. There are no adverse impacts anticipated by granting the requested site plan amendment.

**CONCLUSION:** The request can be reasonably accommodated and the County's interest in having the landscape plan, sewer improvements and lighting plan completed as specified is accomplished by controlling the issuance of the Master Certificate of Occupancy. Therefore, staff recommends that timing for the completion of the landscape plan, sewer improvements and site lighting plans be specified as prior to the issuance of the Master Certificate of Occupancy, and that the developer agree to obtain the Master Certificate of Occupancy within 120 days of receipt of any partial Certificate of Occupancy, subject to all previously agreed conditions, and the revised condition as follows:

13. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final site development plan and a landscape plan (including the interim park landscape plan for the N. Fairfax Drive park and not including the Final Park landscape plan for the N. Fairfax Drive park) prior to issuance of the Excavation/Sheeting and Shoring Permit. The final site development plan and landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final site engineering plan as required in Condition #16 below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the

final site development plan, the landscape plan, and the site engineering plan shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of the Excavation/Sheeting and Shoring Permit. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to: the landscaping requirements in Condition #14 below; the *Rosslyn-Ballston Corridor Streetscape Standards* if applicable; the Sector Plans if applicable; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final site engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale to also be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the site engineering plan. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the first Certificate of Occupancy for the respective phase of construction, except for the area where the construction trailer is located, in which planting shall take place prior to the issuance of the Master Certificate of Occupancy.

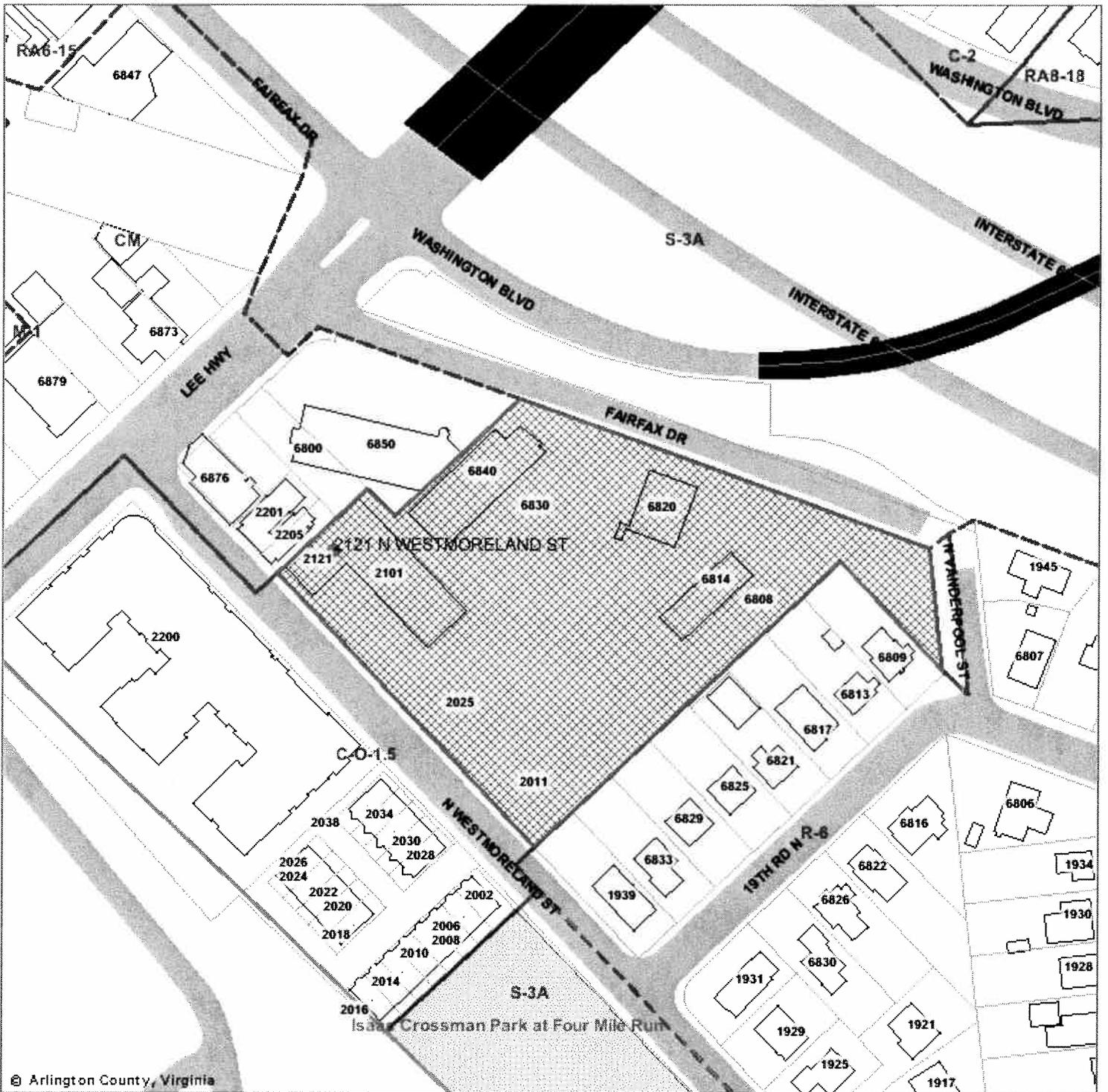
24. The developer agrees to show, on the final engineering plans, and to construct sanitary sewer main improvements in accordance with the following. The sanitary sewer main improvements shall be constructed prior to the issuance of the ~~first Certificate of Occupancy~~ Master Certificate of Occupancy. The 8-inch sanitary sewer line between manhole #1979 and #1980 (at northeastern corner of property) shall be abandoned in place with flowable fill prior to the issuance of the ~~first Certificate of Occupancy~~ Master Certificate of Occupancy. The County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the final engineering plan approved by the County Manager.
  
50. The developer agrees to include a lighting plan for all internal and external public areas, including parking areas, as part of the final site development and landscape plan. This lighting plan shall be subject to review by the County Manager, including street lighting as described in Condition #27 above. The developer shall include in the site development and landscape plan certification that the lighting plan meets the minimum standards of the Zoning Ordinance, Section 2, Subsection H, and the Illumination Engineering Society of North America Standards. The developer agrees to obtain the approval of all lighting by the County Manager, and to install approved lighting, before the issuance of the First Certificate of Occupancy for occupancy of the applicable phase of the project except for the area where

the construction trailer is located, in which approved lighting will be installed prior to the Master Certificate of Occupancy.

55. The developer agrees to obtain a Master Certificate of Occupancy within ~~90~~ 120 days of receipt of any partial Certificate of Occupancy for full occupancy of the building.

PREVIOUS COUNTY BOARD ACTIONS:

May 13, 1989	Approved a Use Permit for the operation of an aluminum and newspaper recycling collection center. (6830 N. Fairfax Drive)
May 22, 1990	Granted renewal of a Use Permit for the operation of an aluminum and newspaper recycling collection center. (6830 N. Fairfax Drive)
September 8, 1990	Took no action on an application for a Use Permit for a recycling drop-off center with two containers for newspaper, glass, bi-metal, aluminum cans and plastic. (6830 N. Fairfax Drive)
December 2, 1986	Accepted withdrawal of a Use Permit for a recycling drop-off center including two containers for newspaper, glass, bi-metal, aluminum cans, and plastic. (6814 N. Fairfax Drive)
September 20, 2005	Deferred consideration of an application for rezoning (Z-2519-05-1) and site plan (SP #391) to the November 15, 2005 County Board meeting.
November 16, 2005	Approved a site plan request for 214 residential units and approximately 6,490 square feet commercial space.
April 24, 2007	Approved a site plan amendment for improvements and modifications to the building.
January 24, 2009	Approved a site plan amendment for the completion of sanitary sewer improvements



**SP # 391**  
**2121 Westmoreland Street**  
**RPC # 11-012-029**

Note: These maps are for property location assistance only.  
 They may not represent the latest survey and other information.



Not To Scale

